

COVER PAGE

a. SNPLMA Round and Category: Round 15, Environmentally Sensitive Land Acquisitions

b. Name of Property: Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

c. Number of Acres: +/-15,507

d. Asking Price: \$12,000,000 (Preliminary Estimate of Value will be provided by OVS)

e. Nominating Entity Information:

Legacy Land and Water, LLC
Dominique Etchegoyhen, Project Manager
1503 Highway 395, Suite I
Gardnerville, NV 89410
(775) 338-9840
dominique@legacylandandwater.com

f. Acquiring Federal Agency:

Bureau of Land Management
Realty Specialist Shaina Shippen
(775) 885-6110
sshippen@blm.gov

g. Owner Information:

Bently Family Limited Partnership
1711 Orbit Way
Minden, NV 89423
(775) 783-4621

h. Owner Representative:

Legacy Land and Water, LLC
Jacques Etchegoyhen, Project Manager
1503 Highway 395, Suite I
Gardnerville, NV 89410
(775) 721-1171
jacques@legacylandandwater.com

The Owner Statement includes authorization for Legacy Land and Water, LLC, to represent the Owner in the nomination process.

1. NARRATIVE STATEMENT:

a. Purpose Statement: The Bureau of Land Management will acquire approximately 15,507 acres in fee located in the Pine Nut Mountain Planning Management Unit of the Bi-State Action Plan, to consolidate federal ownership and management for the protection of Bi-State Sage Grouse Critical Habitat, cultural resources, riparian areas, and other wildlife habitat, and for the improvement of public access.

b. County: Douglas, Carson, and Lyon.

c. Assessor Parcel Numbers (APNs) in Douglas County:

1121-00-001-006, 1121-00-001-008, 1121-00-001-011, 1121-00-001-022, 1121-00-001-028, 1121-00-001-031, 1121-00-001-054, 1121-00-001-058, 1122-00-001-001, 1122-00-001-006, 1122-00-001-009, 1122-00-002-010, 1123-00-001-002, 1221-00-002-002, 1221-00-002-005, 1221-00-002-007, 1221-00-002-008, 1221-00-002-009, 1221-00-002-012, 1221-00-002-013, 1221-00-002-015, 1221-00-002-016, 1221-00-002-017, 1221-00-002-040, 1221-00-002-041, 1221-00-002-042, 1221-00-002-043, 1222-00-001-008, 1222-00-001-012, 1222-00-001-013, 1222-00-001-014, 1222-00-001-015, 1222-00-001-024, 1222-00-001-026, 1222-00-001-029, 1222-00-001-030, 1222-00-001-031, 1222-00-001-036, 1222-00-001-041, 1222-00-001-045, 1222-00-001-048, 1222-00-001-055, 1222-00-001-058, 1222-00-001-059, 1222-00-001-061, 1222-00-001-063, 1220-00-001-064, 1220-00-001-066, 1222-00-002-004, 1222-00-002-009, 1222-00-002-025, 1222-00-002-032, 1321-00-001-021, 1321-00-001-024, 1321-00-002-013, 1321-00-002-016, 1322-00-001-007, 1322-00-001-020, 1322-00-001-022, 1322-00-001-023, 1322-00-001-028, 1322-00-001-034, 1322-00-001-039, 1322-00-001-040, 1322-00-001-042, 1322-00-001-043, 1322-00-002-001, 1322-00-002-005, 1322-00-002-017, 1322-00-002-018, 1322-00-002-038, 1322-00-002-041, 1322-00-002-043, 1322-00-002-043, 1322-00-002-059, 1322-00-002-060, 1322-00-002-061, 1322-00-002-062, 1322-00-002-063, 1322-00-002-064, 1322-00-002-065, 1322-00-002-066, 1322-00-002-067, 1421-00-001-003, 1421-00-002-003, 1421-00-002-005, 1422-00-001-005, 1422-00-001-006, 1422-00-001-008, 1422-00-001-009, 1422-00-001-010, 1422-00-002-002, 1422-00-002-007, 1422-00-002-008, 1422-00-002-009, 1422-00-002-012, 1422-00-002-016, 1422-00-002-021, and 1423-00-002-002.

APNs in Carson City: 010-301-06 and 010-301-10.

APNs in Lyon County: 014-021-007, 014-021-008, and 014-021-009.

d. Congressional District Number: District 2

e. Federally Approved Land Use Plan: The Bureau of Land Management Carson City Field Office Consolidated Resource Management Plan; 2012 Bi-State Action Plan; Greater Sage-Grouse Bi-State Distinct Population Segment Forest Plan Amendment; and US Department of Agriculture Sage Grouse Initiative.

f. Latitude and Longitude: N 38° 56' 37" / W 119° 29' 26", near center of the non-contiguous parcels.

g. Legal Description: The legal description is lengthy, requiring separate pages. Please see the attached Legal Description inserted immediately after the Owner Statement.

h. Project Timeframe: The standard timeframe approved by the Executive Committee for Land Acquisitions is 2 years and 0 months.

i. Project Deliverables:

- 1. Primary Deliverables:** Acquire fee title to the Bently Bi-State Sage Grouse Critical Habitat Acquisition parcels, approximately 15,507 acres.
- 2. Anticipated Deliverables:** Acquire any and all water rights appurtenant to the Bently Bi-State Sage Grouse Critical Habitat Acquisition, pending review of a water rights ownership report.
- 3. Standard Deliverables:** (i) NEPA, if required, for the Bently Bi-State Sage Grouse Critical Habitat Acquisition; (ii) appraisal to determine fair market value of rights in the Bently Bi-State Sage Grouse Critical Habitat Acquisition to be acquired; and (iii) boundary survey to determine total acreage of the Bently Bi-State Sage Grouse Critical Habitat Acquisition.

j. Contributed Funds. None.

k. General Description of the Nominated Property: The Bently Bi-State Sage Grouse Critical Habitat Acquisition is composed of approximately 15,507 acres of inholding lands in the BLM managed Pine Nut Mountains of Douglas, Carson, and Lyon Counties. The Pine Nut Mountains run north-south for approximately 38 miles, of which the Bently properties are located within a centralized 20-mile section. The topography of the Pine Nut Mountains varies from rolling hills around 5,000 feet in elevation to high ridges and peaks that are over 9,000 feet in elevation. As a result, the Bently properties are highly scenic because of the steep, rugged ridges and canyon slopes that rise above the narrow riparian canyon bottoms. High quality riparian areas exist along the ponds, springs, and perennial streams, creating important riparian vegetation and wildlife habitat.

The entire Bently acquisition is located within the Bi-State Sage Grouse Pine Nut Planning Management Unit, and more than 9,552 acres are located within the Endangered Species Act Critical Habitat Area proposed by the U.S. Fish and Wildlife Service, October 28, 2013, Federal Register, Vol. 78, No. 28. Several Bently parcels are also adjacent to the Burbank Canyons Wilderness Study Area.

There may be the remains of dilapidated cabins and stock water tanks and troughs. Although the property owner owns any such manmade structures, the property owner does not desire to retain them. Accordingly, the property owner will remove any such manmade structures if required to do so for purposes of this acquisition. Also, the Bently Bi-State Sage Grouse Critical Habitat Acquisition is a best value option and incredibly cost effective because it provides a rare opportunity to connect and protect a continuous block of unfragmented habitat in one fell swoop.

l. Brief Summary of Resource Values: The Bently Bi-State Sage Grouse Critical Habitat Acquisition include several creeks in in the Pine Nut Mountains, the largest and most significant of which are Pine Nut and Buckeye Creek watersheds. Recent telemetry and GPS monitoring studies by the U.S. Geological Service indicate that areas along Buckeye Creek and other upland drainages and stringer meadows provide critical Bi-State Sage Grouse brood rearing habitat. The Bently properties also contain meadows, seasonal ponds, and numerous named and unnamed springs, including Erastra, Mineral, Lebo, Pipe, and Buffalo, among others. Sagebrush, bunchgrass, rabbitbrush, bitterbrush, aspen, piñon pine, and juniper are abundant, offering a unique ecologically diverse mosaic of habitat important to numerous species of plants and wildlife.

The Bently properties contain cultural resources and sites of important past human use. Cultural site types include prehistoric lithic scatters, stone alignments, and campsites representing at least 12,000 years of human history. Other more recent cultural sites also represent traditional activities such as hunting, tool making, and pine nut harvesting.

The Bently properties' proximity to the Minden-Gardnerville, Carson City, and Yerington-Smith Valley urban areas provides an outstanding outdoor recreational opportunity for local residents and visitors.

m. Known Hazardous Material, Safety, or other Liabilities: None. There are no known specific hazardous material, safety, or other liability issue(s) associated with the subject property. To the extent any debris or trash is found to exist on the properties, such debris and trash will be removed for purposes of this acquisition. This assessment is based on information provided by landowner's representatives and land managers.

n. Rights Being Offered for Acquisition:

✓ **Fee Simple Acquisition of Property:** This includes surface (land) and subsurface (mineral) rights.

✓ ☐ **Water Rights:** A full water rights analysis and survey has not yet been completed for these vast holdings. To date, 614 AFA of surface irrigation and stock water rights have been identified.

(1) **Identify whether or not the water rights are appurtenant to the property.**

Yes. The water rights are appurtenant to the property.

(2) **Provide:**

a. **Type (surface, underground, vested, certificated, etc.),**

b. **Number of acre feet or cfs, 614 AFA**

c. **Current beneficial use, and Irrigation and stock water**

d. **Describe location and type of diversion point.**

(3) **The water rights information and documents have been included after the separate legal description pages that have been inserted.**

☐ ☐ **Surface Rights Only**

☐ **Conservation Easement (e.g., Development Rights)**

☐ **Mineral Rights Only**

☐ ☐ **Access Easement**

☐ **Patented Mining Claims - Describe**

- ✓ **Other – Describe:** The owner is also willing to offer two grazing permits in the Pine Nut Mountains for acquisition by the BLM. The USF&WS has mentioned in informal discussions that acquisition of such grazing permits would be beneficial to the Bi-State Sage Grouse.

o. Rights to Be Reserved: None

- ☐ **Access Rights/Easements**
- ☐ **Water Rights:**
- ☐ **Mineral Interests: Describe**
- ☐ **Development Rights**
- ☐ **Other: Describe**

p. Occupancy or Use Rights Held by Others: None.

- ☐ **Are there caretakers living on the property? If yes, who owns the home in which the caretakers live?** No.
- ☐ **Do any relatives, friends, associates, or other persons live on the property, with or without permission of the owner? If yes, indicate relationship and how long they've resided on the property, the type of dwelling, and who owns the dwelling.** No.
- ☐ **Does anyone or any company use any part of the property for agricultural or other commercial purposes either full-time or part-time? How long have these activities been taking place?** No.
- ☐ **Does any person, company, or other entity regularly use any part of the property for any reason whatsoever (e.g., temporary storage of personal or business property, hold annual or periodic events of any kind, etc.)?** No.

q. Third Party Rights: Does any person, company, or other entity own the rights to surface water on the property, or have wells, piping, or other works for diversion and/or distribution of ground or surface water from or over the property? No.

r. Identify the SNPLMA Performance Measures:

Outcome: Acquire 15,507 acres of environmentally sensitive land, in fee with all appurtenant rights, in the Pine Nut Mountains of Douglas, Carson, and Lyon Counties.

- **Output (Primary or Anticipated Deliverable):** 15,507 acres of environmentally sensitive land acquired in fee.
 - **Performance Measure L1 – Environmentally Sensitive Land Acquired**
- **Output (Primary or Anticipated Deliverable):** 612 AFA of irrigation and stock water rights will be acquired in conjunction with the 15,507-acre fee property acquisition.

- **Performance Measure L2 – Water Rights Acquired**

- **Output (Primary or Anticipated Deliverable):** There are at least 13.2 miles or approximately 69,696 linear feet of riparian perennial or intermittent streams or rivers acquired within the property. More specifically, the property contains significant stretches of Pine Nut Creek, Blossom Creek, Buckeye Creek, Mineral Valley Creek, and the North Tributary of Buckeye Creek. Additionally, there are several miles of riparian perennial or intermittent streams on this vast property that we have been unable to confirm for purposes of this nomination package.

- **Performance Measure L5 – Perennial or Intermittent Streams/Rivers Acquired**

- **Output (Primary or Anticipated Deliverable):** There are at least 5 named naturally occurring springs to be acquired on the property: (1) Erastra; (2) Mineral; (3) Lebo; (4) Pipe; and (5) Buffalo. There are also likely several additional named and unnamed springs that we have been unable to confirm are located on the property, but for which water rights are held, such as Bill Johnson; Urriaga, Ellissodoberry, Spanish, Titus, and Bull Run, among others.

- **Performance Measure L6 – Natural Springs Acquired**

- **Output (Primary or Anticipated Deliverable):** There appear to be 4 Migratory Corridors acquired within the property: (1) Recent USGS and BLM telemetry and GPS monitoring has shown that the Bi-State Sage Grouse migrate approximately 28 miles from the north end of the Pine Nut Mountains to the south end of the Pine Nut Mountains; (2) Key Mule Deer summer range occurs along the east crest of the Pine Nut Mountains where important fawning habitat exists. Key Mule Deer summer range occurs along the foothills and alluvium on the south and east faces of the Pine Nut Mountains. Agricultural unique habitat also exists in the Carson Valley and along the foothills and alluvium on the west side of the Pine Nut Mountains, with Mule Deer limited habitat occurring throughout the remainder of the Pine Nut Mountains. The West Walker Herd migrates from the Pine Nut Mountains to the Wellington Hills; (3) The Pronghorn Antelope 203, 291unit group relies on the large playa lakes that exist within the table top areas of the Pine Nut Mountains. Recent BLM studies recognize that the removal of pinyon and juniper for Sage Grouse purposes has opened up travel corridors and grazing opportunities for the Pronghorn Antelope Herd population in the Pine Nut Mountains; and (4) The Nevada Division of Wildlife recognizes the existence of riparian migratory bird habitat in the Pine Nut Mountains, and has received a grant from the National Fish and Wildlife for the restoration of such riparian migratory bird habitat.

- **Performance Measure L7 – Wildlife Migratory Corridors Acquired**

- **Output (Primary or Anticipated Deliverable):** 9,552 acres of threatened and endangered species (plant and/or animal) habitat will be acquired within the property. On October 28, 2013, the USFWS proposed to list the Bi-State Distinct Population Segment of Greater Sage Grouse and designate Critical Habitat under the Endangered Species Act. 9,552 acres of the Bently properties are located within the proposed Critical Habitat Area identified in the Federal Register, Vol. 78, No. 208.

Also, approximately 100 acre of threatened and endangered species habitat surrounds several small playa lakes that are the habitat for Williams Combleaf (*Polycytenium williamsiae* Rollins), a BLM sensitive plant species and State of Nevada critically endangered species. The habitat consists of the narrow margins around the playa lakes. The natural wet and dry cycles are crucial for maintaining the habitat around these small playa lakes.

- **Performance Measure L8 – T&E Habitat Acquired**

- **Output (Primary or Anticipated Deliverable):** 15,507 acres of habitat for sensitive or special status species (plant and/or animal) habitat will be acquired within the property. The entirety of the Bently properties is located within the Pine Nut Planning Management Unit for the Bi-State Sage Grouse.

- **Performance Measure L9 – Sensitive Habitat Acquired**

- **Output (Primary or Anticipated Deliverable):** There are at least 4 specific known cultural sites acquired on the property. The Washoe Tribe's Historic Preservation Officer made a cursory inventory of the properties and identified at least 4 specific cultural sites located on 5 separate parcels spanning a noncontiguous 1,200-acre area. The cultural sites are reported to show evidence of house pits, rock rings, ceremonial use, arrowheads, obsidian flakes, or other lithic scatter. It is our belief that such cultural resources are eligible for listing, of not already listed.

Also, the Bently properties are located within the BLM recommended Tagim as Cultural ACEC. The Pine Nut Mountains have been identified by the Washoe Tribe of Nevada and California as an important source of spiritual renewal and subsistence, which includes the collection of a variety of resources including plant (food, medicine, and basketry) and animal resources. The Pine Nut Mountains are also utilized by Washoe tribal members for traditional gathering of pine nuts.

- **Performance Measure L10 – Cultural, Historic, or Paleontological Sites Acquired**

s. Identify the Level of Readiness: Owner's representatives have consulted with the BLM, Washoe Tribe, Douglas County, NDOW, and local stakeholders, among others, to determine what issues, if any, need to be addressed to facilitate the Bently acquisition. A comprehensive title review of the more than 100 parcels is ongoing and will continue privately and by the BLM

so that any potential title issues can be resolved in advance. Owner's representatives will also continue to consult each of the above entities on an ongoing basis to maximize readiness.

t. Relationship of the project to previous or anticipated phases. Stand-alone.

u. Support for Asking Price: \$12,000,000 Comparable Sales Analysis.

First Comparable Recent Land Sale: Century Oak Land Company

- 1) Location of the Comparable Property (County, Township, Range, and Section):** Lyon County, Township 16 North, Range 21 East, Section 16, MDB&M
- 2) Number of Acres:** 351.45
- 3) Date of Sale:** 9/11/2007
- 4) Sale Price:** \$700,000/\$1,991 per acre
- 5) Seller and Buyer Names:** Seller: Robert Bachelor, Buyer: Century Oak Land Company
- 6) Fee or Partial Interest:** Fee simple
- 7) Nature of the Comparable Property:** Comparable property is rural and recreational in nature with identical 20-acre minimum parcel size zoning.
- 8) Buyer's Proposed/Intended Use for the Comparable Property if Known:** Unknown.

Second Comparable Recent Land Sale: Bently Family Limited Partnership No. 1

- 1) Location of the Comparable Property (County, Township, Range, and Section):** Douglas County, Township 13 North, Range 22 East, Section 8, MDB&M
- 2) Number of Acres:** 330.26
- 3) Date of Sale:** 3/28/2005
- 4) Sale Price:** \$560,000/\$1,695 per acre
- 5) Seller and Buyer Names:** Seller: Ivan Farnsworth, Buyer Bently Family Limited Partnership
- 6) Fee or Partial Interest:** Fee simple.
- 7) Nature of the Comparable Property:** This comparable sale is a portion of the greater 15,507 acres being nominated for acquisition by the BLM.
- 8) Buyer's Proposed/Intended Use for the Comparable Property:** Grazing and continued assemblage of the private inholdings in the Pine Nut Mountains.

Third Comparable Recent Land Sale: Bently Family Limited Partnership No. 2

- 1) Location of the Comparable Property (County, Township, Range, and Section):** Douglas County, Township 11 North, Range 22 East, Section 6, MDB&M
- 2) Number of Acres:** 160
- 3) Date of Sale:** 12/13/2004
- 4) Sale Price:** \$175,000/\$1,093 per acre
- 5) Seller and Buyer Names:** Seller: Dan Hellwinkel Trust, Rob Hellwinkel, Buyer Bently Family Limited Partnership

- 6) **Fee or Partial Interest:** Fee simple.
- 7) **Nature of the Comparable Property:** Rural and recreational in nature, and like the subject property, might be subject to more intense use and development pressure in the future.
- 8) **Buyer's Proposed/Intended Use for the Comparable Property:** Grazing.

Fourth Comparable Recent Land Sale: West Walker Partners

- 1) **Location of the Comparable Property (County, Township, Range, and Section):** Douglas County, Township 10 North, Range 23 East, Sections 18, 19 and 20, MDB&M
- 2) **Number of Acres:** 600
- 3) **Date of Sale:** 12/19/2013
- 4) **Sale Price:** \$750,000/\$1,250 per acre
- 5) **Seller and Buyer Names:** Seller: Wade-Fernley, Buyer: West Walker Partners LLC
- 6) **Fee or Partial Interest:** Fee simple.
- 7) **Nature of the Comparable Property:** Rural, riparian, and agricultural in nature.
- 8) **Buyer's Proposed/Intended Use for the Comparable Property:** Grazing, recreation, potential development, and conservation.

2. LAND ACQUISITION NOMINATION ASSESSMENT QUESTIONS:

I. CONTRIBUTES TOWARD PRESERVATION OF A SPECIALLY DESIGNATED SPECIES.

A. Does the acquisition have a significant contribution toward preservation or recovery of one or more specially designated species present on the property? (Include both plant and animal.)

Yes. Approximately 100 acres of threatened and endangered species habitat surrounds several small Bently-owned playa lakes that are the habitat for Williams Combleaf (*Polycatenium williamsiae* Rollins), a BLM sensitive plant species and State of Nevada critically endangered species. The habitat consists of the narrow margins around the playa lakes, and is reliant upon the natural wet and dry cycles that are crucial for maintaining the habitat around these small playa lakes. Past BLM grazing projects have reduced or extirpated the species in certain areas. Accordingly, the remaining habitat is incredibly important. The Bently Acquisition will contribute significantly toward the preservation and recovery of the Williams Combleaf.

Also, 9,552 acres of the Bently Acquisition is located within the proposed Bi-State Sage Grouse Critical Habitat Area proposed by the USFWS in the Federal Register, Vol. 78, No. 208. The USFWS has not yet finalized its ESA listing decision. Therefore, it is unclear whether this acreage contributes toward the preservation of a specially designated species, or is better considered only the following section regarding special status species.

B. Does the acquisition contain habitat which supports one or more special status species?

Yes. As discussed above, 9,552 acres are located within the proposed Bi-State Sage Grouse Critical Habitat Area proposed by the USFWS in the Federal Register, Vol. 78, No. 208. Additionally, the entire 15,507 acres is located within the Bi-State Pine Nut Planning Management Unit. Therefore, all 15,507 acres are important to and support the Bi-State Sage Grouse.

C. Are there one or more species present on the property that are listed as threatened and endangered?

Yes. The Bi-State Sage Grouse has been proposed for listing under the ESA. Also, Williams Combleaf (*Polycstenium williamsiae* Rollins), is a BLM sensitive plant species and State of Nevada critically endangered species.

D. Does the acquisition contribute to creation, conservation, and/or preservation of biodiversity, wetland/riparian area or watershed?

Yes. The Bently Acquisition will contribute to the sustainability of the landscape by providing unfragmented habitat and migratory corridors for sensitive species, and preserving vast watersheds, wetlands, and riparian areas.

II. PRESERVES A SIGNIFICANT NATURAL AESTHETIC OR SCIENTIFIC FEATURE.

A. Does the property contain one or more natural, aesthetic, or scientific features?

Yes. Several Bently parcels are adjacent to and create the boundary of the Burbank Canyons Wilderness Study Area. Many Bently parcels present a visually stimulating landscape containing prominent mountains, ridgelines, and other diverse natural areas including all of Sugarloaf Peak. The Bently Acquisition includes acreage on the mountain flanks of Bald, Galena, Siegal, Rice, Como, and Bismark, and contains numerous meadows, riparian areas, and several ponds/lakes.

B. Is one or more of the features in A above eligible for special designation? (Do not address plant or animal species.)

Yes. The Burbank Canyons Wilderness Study Area is eligible for designation as a Wilderness. In fact, Senate Bill 1263, introduced by Senators Heller and Reid, proposes to do just that.

C. Does the acquisition make a significant contribution to preserving these values?

Yes. The Bently Acquisition comprises almost all of the privately owned land in the Pine Nut Mountains. Failure to acquire the Bently property would leave open the opportunity for residential and other development of this vast inholding, which would destroy the natural, aesthetic, and scientific features in the Pine Nut Mountains. Accordingly, acquisition of the Bently inholding parcels will significantly contribute to the preservation and enhancement of the natural, aesthetic, and scientific values

D. Does a specific management plan(s) exist for these resource values?

Yes. The Bureau of Land Management Carson City Field Office Consolidated Resource Management Plan addresses these resources.

III. PRESERVES SIGNIFICANT HISTORIC, PALEONTOLOGICAL, OR CULTURAL VALUES.

A. Does the property contain one or more historic, paleontological, or cultural values?

Yes. The property contains significant cultural value, with at least 4 specific known cultural sites. The Washoe Tribe's Historic Preservation Officer made a cursory inventory of the properties and identified at least 4 specific cultural sites located on 5 separate parcels spanning a noncontiguous 1,200-acre area. These specific cultural sites show evidence of house pits, rock rings, ceremonial use, arrowheads, obsidian flakes, or other lithic scatter. Moreover, the entire Pine Nut Mountain Range, and all 15,507 acres of the Bently properties are and have been historically utilized by Washoe tribal members for traditional gathering of pine nuts and hunting.

B. Is one or more sites on the property eligible for special designation (Do not address plant or animal species)?

Yes. The Bently properties are located within the BLM recommended Tagim as Cultural ACEC. The Pine Nut Mountains have been identified by the Washoe Tribe of Nevada and California as an important source of spiritual renewal and subsistence, which includes the collection of a variety of resources including plant (food, medicine, and basketry) and animal resources.

C. Does the acquisition make a significant contribution to preserving these resource values?

Yes, absolutely. For the last 150 years, the Washoe people have struggled to maintain their culture. This acquisition will ensure these at risk cultural values are not lost to development, but are protected to ensure the integrity of the Washoe People and their cultural resources, thereby improving the quality of life for our entire community.

D. Does a specific management plan(s) exist for these resource values?

Yes. The Bureau of Land Management Carson City Field Office Consolidated Resource Management Plan addresses these resources. Also, the BLM proposed Tagim as Cultural ACEC, if it is approved and finalized.

IV. ENHANCES RECREATIONAL OPPORTUNITIES OR IMPROVES ACCESS TO FEDERAL OR OTHER PUBLIC LANDS.

A. Does acquisition of the property provide recreational opportunities on the land?

Yes. Due to its proximity to the communities of Minden, Gardnerville, Carson City, Dayton, Yerington, Wellington, and Topaz, this vast 15,507-acre Bently property provides a numerous recreational opportunities including hiking, biking, hunting, camping, and motorized vehicle use, among others.

B. Does the acquisition provide improved access to Federal or other public lands?

Yes. Numerous well-used travel routes in the Pine Nut Mountains rely on these Bently properties for access. Moreover, some of the private access roads have been closed in recent years for privacy and liability reason. Acquisition of the Bently 15,507 acres will transform an immense checkerboard of private inholdings into publicly owned lands, thereby improving public access not only to these private inholdings, but also to tens of thousands of publicly owned acres that have been heretofore landlocked and impossible access.

C. Does the acquisition address a public demand for recreational opportunity or a public demand for access to Federal or other public lands?

Yes. The demand for recreation opportunities in the Northern Sierra planning area is increasing with the population growth of Reno/Sparks and the valleys within the Carson City vicinity. The expanding use by locals and visitors has increased the pressure on the area. Heavy recreation use is found in the Reno Highlands Management Area Acquisition would address this demand for public access to these recreational opportunities.

D. Does a specific management plan(s) exist for these resource values?

Yes. The Bureau of Land Management Carson City Field Office Consolidated Resource Management Plan addresses these resources. It should also be noted that for more than a decade, the BLM has been working on travel management plan for the Pine Nut Mountains, affectionately referred to as “the puzzle” by those involved. Unfortunately, to date, every attempt has failed because of the checkerboard ownership. This acquisition will relieve much of the pressure, and will hopefully, finally allow the implementation of a successful Travel Management Plan in the Pine Nut Mountains.

V. PROVIDES FOR BETTER MANAGEMENT OF FEDERAL LANDS OR BETTER MANAGEMENT OF RESOURCE VALUES.

A. Does the acquisition provide for better management of Federal lands or better management of resource values?

Yes. These 15,507 acres are a monstrous checkerboard inholding that not only creates access issues, but significant management challenges as well. Acquisition of these 15,507 acres will enable better management of the surrounding lands throughout the entire Pine Nut Mountains. As just one example, following the Bison Fire, several federal and state agencies were working together on a seeding treatment plan that required discussions and approval by the Owner for access and approval to seen on these private parcels that had been impacted by the fire. In the

future, the BLM will be able to take a more comprehensive approach to the management of these and the surrounding federal lands, which will undoubtedly improve resource values.

B. Is the property an in holding in a specially designated area or does the property otherwise consolidate federal ownership?

Yes. 9,552 acres of the Bently properties are located within the Bi-State Sage Grouse Critical Habitat Area proposed by the USFWS in the Federal Register, Vol. 78, No. 208. Additionally, the entire 15,507 acres is located within the Bi-State Action Plan Pine Nut Planning Management Unit. Also, the property is located within the BLM proposed Tagima Cultural ACEC. Moreover, all 15,507 acres are checkerboard parcels surrounded by BLM owned lands, and are thereby important for the consolidation of federal ownership.

VI. ESTIMATED POST-ACQUISITION MANAGEMENT COSTS (PICK ONE ONLY).

B. There are added management costs, but costs are offset by contributions from other entities or future cost savings due to consolidation of Federal lands.

Acquisition of the 15,507-acre Bently property is significant, but given its checkerboard pattern of ownership and the necessity of these private parcels for access to thousands of acres of other Federally owned lands, any management costs from this acquisition will be offset by future savings due to this immense of Federal land consolidation.

VII. HAS THE SUPPORT OF THE STATE, LOCAL GOVERNMENTS, OTHER AGENCIES, AND/OR OTHER INTERESTED PARTIES (WRITTEN VERIFICATION OF SUPPORT MUST BE INCLUDED IN THE NOMINATION TO RECEIVE POINTS.)

A. Is the acquisition supported by the County/local government in which the property is located?

Yes. Douglas County supports this acquisition and approved a letter of support at its November 6, 2014, Board of County Commissioner's meeting.

B. Is the acquisition supported by environmental, recreational, and/or scientific groups?

Yes. The Nature Conservancy, Friends of Nevada Wilderness, and the Carson Valley Trails Association, among others, support this acquisition.

C. Is the acquisition supported by Fish & Wildlife Service Ecological Services, State Historic Preservation Office, or other federal, state or tribal governmental entities?

Yes. The Bureau of Land Management, U.S. Fish and Wildlife Service, and Washoe Tribe of Nevada and California, and Carson Valley Chamber of Commerce support this acquisition.

D. Does the acquisition further the goals and objectives of the County/local government land use plan or goals/objectives contained in some other official County/local government document?

Yes. The Bently acquisition achieves several Douglas County Master Plan Goals and Objectives, including Goal 5.19, to protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life, and Policy 5.19.01, to protect environmentally sensitive and habitat areas that serve valuable ecological functions by limiting their development or by requiring mitigation of adverse impacts resulting from development. The Bently acquisition also achieves several objectives of the Lyon County Comprehensive Master Plan, including Policy NR 2.1, which provides that the county will work to protect critical habitat that is necessary to maintain viable wildlife populations. Finally, the Bently acquisition achieves Carson City's Guiding Principal 3, the stewardship of the natural environment that provides the direction for the City to identify and strive to conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat. It also achieves Carson City's priority goal under its Open Space Plan to protect wildlife habitat.

VIII. OTHER CONSIDERATIONS.

A. Would the acquisition prevent planned development or other incompatible uses?

Yes. Acquisition of the property will prevent the future subdivision and development of approximately 816 residential home sites that exist of right pursuant to County Code. Residential development has historically been the greatest threat to natural resources in the Pine Nut Mountains. This acquisition would prevent the expansion of such development, and thereby protect a massive continuous block of unfragmented habitat, further enabling the BLM to comprehensively manage these lands to prevent additional incompatible uses.

B. Have funds been committed from another source to defray some of the cost of the acquisition?

No.

IX. IS THE PROPOSED FEDERAL ACQUISITION IN CLARK COUNTY, NEVADA?

No.

3. CONSERVATION EASEMENT SUMMARY: Not Applicable.

4. SOCIOECONOMIC INFORMATION:

a. Number of employees, spouses, and immediate family members that will be impacted by the acquisition due to employment associated with the land. List any employment that would be lost or created as a result of the acquisition: None.

b. Amount of Annual Property Taxes: Douglas County - \$4,879.77, Carson City - \$1,381.47, and Lyon County - \$469.998, Totaling - \$6,731.22.

c. A Description of the Existing Use(s) of the Property: Seasonal grazing with approximately 100 pair on the parcels from May through October.

d. Amount of Annual Revenue Generated from Enterprises Associated with the Land: Revenue specific to these parcels has not been tracked; however, regional grazing rates would indicate that the value generated could be about \$12,000 per year, which should be tempered by the lack of fencing and roadways on these properties.

e. A Summary of Local Public Services Being Utilized on and Provided to the Property: None

f. A Summary of Local Contractors Being Utilized on the Property: None

g. Current County Land Use Plan Designations: Forest and Range 19-acre minimum parcel size.

h. All Water Rights Appurtenant to the Land: Any and all appurtenant water rights are being offered in this fee simple acquisition. See the Water Rights Documents attached below.

i. All Known Mineral Rights Associated with the Land: None known; however, any and all mineral rights are being offered in this fee simple acquisition.

5. OWNER STATEMENT

OWNER STATEMENT INDICATING WILLINGNESS TO CONSIDER SALE TO THE FEDERAL GOVERNMENT

Leon Thomas
Bureau of Land Management
Sierra Front Field Office
5665 Morgan Mill Road
Carson City, NV 89701

Dear Mr. Thomas:

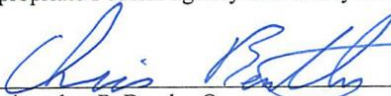
I, Christopher P. Bently, am the legal owner of the approximately 15,507 acres of real property known as the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition. I understand that the property is being nominated for acquisition by a Federal agency under Round 15 of the Southern Nevada Public Land Management Act (SNPLMA).

I have read and signed the document entitled "Federal Acquisition Process" to confirm that I understand the basic process that the Federal government will follow if the above property is selected for acquisition under the SNPLMA. I am willing to consider sale of the above property to the Federal government according to the process described in that document if acceptable terms and conditions can be mutually agreed upon.

I understand that the purchase price would be the value determined by a federal agency-approved professional appraisal performed according to the industry-wide standards (Uniform Appraisal Standards for Professional Appraisal Practices, USPAP) and Federal appraisal standards (Uniform Appraisal Standards for Federal Land Acquisitions, UASFLA). I also understand that I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

This "willing seller" statement, submittal of the nomination, and approval for funding by the Secretary of the Interior, if provided, do not individually or together constitute an agreement for the purchase of the property by the Federal agency. An agreement for sale and purchase of the property shall be entered into only after I have accepted the value and mutual agreement is reached between the parties to other terms and conditions for sale of the property to the Federal agency.

My signature below indicates a willingness to consider sale of the subject property, but in no way creates an obligation to sell. I understand that I have the right to remove the property from consideration for purchase by the Federal government at any time, and agree to notify the appropriate Federal agency in a timely manner if I decide to do so.


Christopher P. Bently, Owner
Bently Family Limited Partnership
1711 Orbit Way
Minden, NV 89423

Oct. 20, 2014
Date

FEDERAL ACQUISITION PROCESS DOCUMENT: Page 1

FEDERAL ACQUISITION PROCESS

Following is a brief outline of the Federal real property acquisition process. This process is consistent with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). The Uniform Act provides for fair and equitable treatment of persons whose property will be acquired or who will be displaced because of programs or projects financed with Federal funds. If a land nomination is forwarded to and approved by the Secretary of the Interior for acquisition under the Southern Nevada Public Lands Management Act or the Federal Land Transaction Facilitation Act (FLTFA), the acquisition would follow these steps:

1. Evaluation of Real Property. The Acquiring Agency will perform various studies of your property such as an initial and final site inspection and an environmental assessment to identify potential for hazardous materials or substances. The Agency will also review your ownership documents and obtain a preliminary title opinion from a Federal attorney/solicitor after review of a title report and title commitment from a qualified title company. Resolution of unacceptable encumbrances that are identified and cleanup of hazardous materials or other trash and debris on the property will be the responsibility of the owner at the owner's expense and must be completed prior to acquisition of the property by the United States. These and other possible steps that the Agency must take during this process (e.g., boundary survey, correction of errors in the legal description, possible relocation issues, etc.) may affect your compensation and the completion date of the acquisition. The Agency will stay in contact with you throughout the process and will be available to answer any questions that you may have.
2. Appraisal. The agency will obtain and review an appraisal which must meet Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The Agency will generally contact you to invite you to attend a pre-appraisal work conference with the appraiser to review the scope of work for the appraisal. The appraiser will make an appointment to inspect your property. You or any representative that you desire will be invited to accompany the appraiser when the property is inspected. The pre-work conference and inspection provide you an opportunity to point out any unusual or hidden features of the property that the appraiser could overlook.
3. Appraisal Review and Approval. Once the appraisal has been completed, a federal review appraiser will review the report to ensure that all applicable appraisal standards and requirements were met. The review and appraisal are provided to the Agency for approval. The approved appraisal will then be used to determine the amount to be offered for your property. This amount will never be less than the market value established through the appraisal process.


Initials

CB

FEDERAL ACQUISITION PROCESS DOCUMENT: Page 2

4. Offer. The Agency will deliver a written offer for the sale/purchase of the real property. The Agency's offer will generally consist of a written summary statement that includes the amount of compensation (i.e., purchase price), the description of the property and any buildings or improvements that are considered to be part of the real property, and the property rights to be acquired. The Agency will give you a reasonable amount of time to consider the written offer and to ask questions or to request clarification of anything that is not understood. If you believe that all relevant material was not considered during the appraisal, you may present such information at this time.
5. Purchase Agreement. When you reach an agreement with the Agency on the offer, you will be asked to sign an option or a purchase agreement prepared by the Agency. Your signature will affirm that you and the Agency are in agreement concerning the acquisition of the property, including the terms and conditions of the acquisition. If, within a reasonable time, you and the Agency are unable to reach an agreement on the acquisition of the real property, the Agency's offer will be withdrawn and your property will be removed from the acquisition list.
6. Payment. The final step in the acquisition process is closing escrow and payment for your property. Upon completion of a final inspection of your property and confirmation that an approved policy of title insurance will be issued, the Agency will deposit the appropriate amount of compensation into a previously established escrow account. At this time you will execute a General Warranty Deed prepared by the Agency and receive payment for your property when escrow closes.

By Signature below I confirm that I have read and understand the basics of the Federal land acquisition process.


Christopher P. Bently, Owner
Bently Family Limited Partnership
1711 Orbit Way
Minden, NV 89423

Oct. 20, 2014
Date

THIRD PARTY REPRESENTATIVE AUTHORIZATION LETTER:

Third Party Representative Authorization Letter

Leon Thomas
Bureau of Land Management
Sierra Front Field Office
5665 Morgan Mill Road
Carson City, NV 89701

RE: Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition,
Third Party Authorization Letter

Dear Mr. Thomas:

I am the owner of approximately 15,507 acres in the Pine Nut Mountains of Douglas, Carson, and Lyon Counties. This letter is to inform you that I have contracted with Legacy Land and Water, LLC, to facilitate the Bently Pine Nut Mountains Bi-State Sage Grouse *Critical Habitat* Acquisition by the BLM. As the Authorized Third Party Representative, Legacy Land and Water, LLC, will be the primary contact for all aspects of the proposed BLM acquisition. Legacy Land and Water, LLC, is a consultant and is not a co-owner or venturer in the property. Please direct your communications to:

Jacques Etchegoyhen
Legacy Land and Water, LLC
P.O. Box 398
Minden, NV 89423
775-721-1171
jacques@legacylandandwater.com

Dominique M. Etchegoyhen
Legacy Land and Water, LLC
P.O. Box 398
Minden, NV 89423
775-338-9840
dominique@legacylandandwater.com

Thank you in advance for your efforts to move this process forward in a timely and efficient manner. We look forward to working with the BLM on the successful completion of this acquisition.

Sincerely,



Christopher P. Bently, Owner
Bently Family Limited Partnership
1711 Orbit Way
Minden, NV 89423

Oct. 20, 2014
Date

6. LEGAL DESCRIPTION PAGE(S): Carson City Parcels

Order No. **066855A-TEA**

Legal Description

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

PROPERTY 3:

Township 14 North, Range 21 East, M.D.B. & M.

Section 11: The Northwest one-quarter of the Northwest one-quarter

APN: 010-301-06

PROPERTY 4:

Township 14 North, Range 21 East, M.D.B. & M.

Section 11: The Northeast one-quarter

Section 12: The Northwest one-quarter; West one-half of the Northeast one-quarter; Northeast one-quarter of the Northeast one-quarter

Township 14 North, Range 22 East, M.D.B. & M.

Section 7: Lots 1 and 2 of the Northwest one-quarter; Southwest one-quarter of the Southeast one-quarter; Southeast one-quarter of the Southwest one-quarter; East one-half of the Northwest one-quarter; West one-half of the Northeast one-quarter; Northeast one-quarter of the Southwest one-quarter; Northwest one-quarter of the Southeast one-quarter; and that portion of the Northeast one-quarter of the Southeast one-quarter and the East one-half of the Northeast one-quarter lying in Carson City, State of Nevada

EXCEPTING THEREFROM all that portion of land lying within the high water line of the Carson River.

APN: 010-301-10

Assessor's Parcel Number(s):

010-301-06

010-301-10

LEGAL DESCRIPTION PAGE(S): Lyon County Parcels

Order No. **066855B-TEA**

Legal Description

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PROPERTY 104:

All that portion of the East Half (E 1/2) of Section 7, lying within Lyon County; West Half of the West Half (W 1/2 W 1/2) of Section 8, in Township 14 North, Range 22 East, M.D.B. & M. according to the official map thereof.

APN: 14-021-07

PROPERTY 105:

Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 9, in Township 14 North, Range 22 East, M.D.B. & M. according to the official map thereof.

APN: 14-021-08

PROPERTY 106:

Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 10, in Township 14 North, Range 22 East, M.D.B. & M. according to the official map thereof.

APN: 14-021-09

Assessor's Parcel Number(s):

014-021-07

014-021-08

014-021-09

LEGAL DESCRIPTION PAGE(S): Douglas County Parcels

Order No. **066855-TEA**

Legal Description

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PROPERTY 5:

The Northwest Quarter of Lot 3, in Section 2, Township 11 North, Range 21 East, M.D.B. & M.

APN: 1121-00-001-006

PROPERTY 6:

The Northeast quarter of Lot 3 and the Northwest quarter of Lot 2 in Section 2, Township 11 North, Range 21 East, M.D. B. & M.

APN: 1121-00-001-008

PROPERTY 7:

Township 11 North, Range 21 East, M.D.B. & M.

Section 2: SW 1/4 of the NE 1/4; SE 1/4 of the NW 1/4.

APN: 1121-00-001-011

PROPERTY 8:

Township 11 North, Range 21 East, M.D.B. & M.

Section 12: S 1/2 of the NW 1/4; E 1/2 of the NE 1/4; SW 1/4 of the NE 1/4.

APN: 1121-00-001-022

PROPERTY 9:

The Southwest quarter and the East half of the Southwest quarter of Section 12 and the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 13, all in Township 11 North, Range 21 East, M.D.B. & M.

APN: 1121-00-001-028

PROPERTY 10:

Township 11 North, Range 21 East, M.D.B. & M.

Section 10: SE 1/4 of the SW 1/4.

APN: 1121-00-001-031

PROPERTY 11:

Township 11 North, Range 21 East, M.D.B. & M.

Section 13: NW 1/4 of the NW 1/4.

APN: 1121-00-001-054

PROPERTY 12:

The East half of the Northeast quarter and the North half of the Southeast quarter of Section 13, Township 11 North, Range 21 East M.D.B. & M.

APN: 1121-00-001-058

PROPERTY 13:

Being the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 5, and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 6, Township 11 North, Range 22, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada.

APN: 1122-00-001-001

PROPERTY 14:

Township 11 North, Range 22 East, M.D.B. & M.

Section 12: NW 1/4 of the NE 1/4.

APN: 1122-00-001-006

PROPERTY 15:

Township 12 North, Range 22 East, M.D.B. & M.

Section 32: SE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4.

Township 11 North, Range 22 East, M.D.B. & M.

Section 4: SW 1/4 of the NW 1/4, SW 1/4.

Section 5: S 1/2 of the SW 1/4; SW 1/4 of the SE 1/4, S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4;
Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)

Section 6: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
 Lot 5 of the NW 1/4 (SW 1/4 of the NW 1/4)
 Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)

 SE 1/4 of the NW 1/4: NE 1/4 of the SW 1/4
 SW 1/4 of the NE 1/4: NW 1/4 of the SE 1/4;
 S 1/2 of the SE 1/4.

Section 7: E 1/2; E 1/2 of the W 1/2

Section 8: W 1/2, SE 1/4; NW 1/4 of the NE 1/4.

APN: 1122-00-001-009

PROPERTY 16:

Township 11 North, Range 22 East, M.D.B. & M.

Section 21: NE 1/4 of the NE 1/4

APN: 1122-00-002-010

PROPERTY 17:

Township 11 North, Range 23 East, M.D.B. & M.

Section 5: E 1/2 of the NE 1/4

APN: 1123-00-001-002

PROPERTY 18:

Township 12 North, Range 21 East, M.D.B. & M.

Section 22: E 1/2 of the SE 1/4

Section 23: NW 1/4 of the SW 1/4

APN: 1221-00-002-002

PROPERTY 19:

The Northwest 1/4 of the Northwest 1/4 of Section 24, Township 12, North, Range 21, East, M.D.B. & M.

APN: 1221-00-002-005

PROPERTY 20:

Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 12 North, Range 21 East, M.D.B. & M.

APN: 1221-00-002-007

PROPERTY 21:

The Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 12 North, Range 21 East, M.D.B. & M., excepting therefrom one-half of any and all oil, mineral and gas rights as reserved in the deed from HASS TO CUNNYNGHAM recorded December 15, 1966, in Book 46, of Official Records at Page 409, as [Document No. 34891](#).

APN: 1221-00-002-008

PROPERTY 22:

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 12 North, Range 21, East, M.D.B. & M.

APN: 1221-00-002-009

PROPERTY 23:

W1/2 of the NE1/4; SE1/4 of the NE1/4; of Section 25, Township 12N, Range 21E, M.D.B. & M., Douglas County, Nevada.

APN: 1221-00-002-012

PROPERTY 24:

The Northwest One Quarter (NW 1/4) of the Southeast One Quarter (SE 1/4) of Section 25 (S 25), Township 12 North (T 12N), Range 21 East (R. 21 E), Mt. Diablo Meridian.

APN: 1221-00-002-013

PROPERTY 25:

NW1/4 of the SW1/4 of Section 25, Township 12N, Range 21E, M.D.B. & M., Douglas County, Nevada.

APN: 1221-00-002-015

PROPERTY 26:

Being the Southeast 1/4 of the Northeast 1/4 of Section 26, in Township 12 North, Range 21 East, M.D.B. & M.

PROPERTY 27:

Township 12 North, Range 21 East, M.D.B. & M.

Section 26: N 1/2 of the SE 1/4

APN: 1221-00-002-017

PROPERTY 28:

Township 12 North, Range 21 East, M.D.B. & M.

Section 27: S 1/2 of the S 1/2

Section 34: N 1/2, SE 1/4, NE 1/4 of the SW 1/4

APN: 1221-00-002-040

PROPERTY 29:

Township 12 North, Range 21 East, M.D.B. & M.

Section 35: SE 1/4 of the NW 1/4

APN: 1221-00-002-041

PROPERTY 30:

Township 12 North, Range 21 East, M.D.B. & M.

Section 35: Southeast 1/4 of the Southwest 1/4

APN: 1221-00-002-042

PROPERTY 31:

Township 12 North, Range 21 East, M.D.B. & M.:

Section 36: Southeast 1/4 of the Southeast 1/4

Reserving therefrom all minerals and mineral rights as reserved by Patent recorded December 2, 1949 in Book 3 of Patents, Page 276, [Document No. 7187](#).

APN: 1221-00-002-043

PROPERTY 32:

Lot three (3) of the Northwest quarter of Section Five (5), Township Twelve (12) North, Range Twenty-two (22) East.

APN: 1222-00-001-008

PROPERTY 33:

Township 12 North, Range 22 East, M.D.B. & M.

Section 5: S 1/2 of the NE 1/4, Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4).

Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)

APN: 1222-00-001-012

PROPERTY 34:

Township 12 North, Range 22 East, M.D.B. & M.

Section 4: Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)

APN: 1222-00-001-013

PROPERTY 35:

Northwest Quarter of the Southwest Quarter of Section 4, Township 12 North, Range 22 East.

APN: 1222-00-001-014

PROPERTY 36:

S 1/2 of SW 1/4 of Section 4, Township 12 North, Range 22 East.

APN: 1222-00-001-015

PROPERTY 37:

NE 1/4 of SE 1/4 of Section 9, Township 12 North, Range 22 East.

W 1/2 of SW 1/4; Section 10, Township 12 North, Range 22 East.

APN: 1222-00-001-024

PROPERTY 38:

SE 1/4 of SW 1/4; SW 1/4 of SE 1/4 of Section 9, Township 12 North, Range 22 East.

NW 1/4 of NE 1/4 of Section 16, Township 12 North, Range 22 East.

APN: 1222-00-001-026

PROPERTY 39:

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Township 12 North, Range 22 East, M.D.B. & M.

Section 9: NW 1/4 of the NW 1/4

APN: 1222-00-001-029

PROPERTY 40:

NW 1/4 of NE 1/4 of Section 8, Township 12 North, Range 22 East

APN: 1222-00-001-030

PROPERTY 41:

Township 12 North, Range 22 East, M.D.B. & M.

Section 8: SW 1/4 of the NE 1/4

APN: 1222-00-001-031

PROPERTY 42:

Township 12 North, Range 22 East, M.D.B. & M.

Section 7: NE 1/4 of the SE 1/4

APN: 1222-00-001-036

PROPERTY 43:

Township 12 North, Range 22 East, M.D.B. & M.

Section 18: N 1/2 of the NE 1/4

APN: 1222-00-001-041

PROPERTY 44:

Township 12 North, Range 22 East, M.D.B. & M.

Section 17: S 1/2 of the NW 1/4

APN: 1222-00-001-045

PROPERTY 45:

The SW 1/4 of the NW 1/4 of Section 16, Township 12 North, Range 22 East, M.D.B. & M.

APN: 1222-00-001-048

PROPERTY 46:

NW 1/4 of NE 1/4; Section 15, Township 12 North, Range 22 East.

APN: 1222-00-001-055

PROPERTY 47:

SE 1/4 of NW 1/4 of Section 13, Township 12 North, Range 22 East

APN: 1222-00-001-058

PROPERTY 48:

The NW 1/4 of the SW 1/4 of Section 13, Township 12 North, Range 22 East, M.D.B. & M.

APN: 1222-00-001-059

PROPERTY 49:

W 1/2 of NW 1/4; NW 1/4 of SW 1/4 of Section 2, Township 12 North, Range 22 East.

APN: 1222-00-001-061

PROPERTY 50:

NW 1/4 of SW 1/4; Section 11, Township 12 North, Range 22 East.

APN: 1222-00-001-063

PROPERTY 51:

SE 1/4 of SE 1/4 of Section 3, Township 12 North, Range 22 East.

E 1/2 of NE 1/4 of Section 10, Township 12 North, Range 22 East.

APN: 1222-00-001-064

PROPERTY 52:

SE 1/4 of SW 1/4 of Section 11, Township 12 North, Range 22 East.

NE 1/4 of NW 1/4; S 1/2 of NW 1/4 of Section 14, Township 12 North, Range 22 East.

NE 1/4 of SW 1/4; S 1/2 of SW 1/4 of Section 14, Township 12 North, Range 22 East.

NE 1/4 of SE 1/4; S 1/2 of SE 1/4 of Section 14, Township 12 North, Range 22 East.

SE 1/4 of NE 1/4 of Section 15, Township 12 North, Range 22 East.

NE 1/4 of NW 1/4 of Section 23, Township 12 North, Range 22 East.

APN: 1222-00-001-066

PROPERTY 53:

The South 1/2 of the Northeast 1/4 of Section 19, Township 12 North, Range 22 East, M.D.B. & M., Douglas County, Nevada.

APN: 1222-00-002-004

PROPERTY 54:

The Southeast 1/4 of the Northwest 1/4 of Section 21, Township 12 North, Range 22 East, M.D.B. & M.

APN: 1222-00-002-009

PROPERTY 56:

Township 12 North, Range 22 East, M.D.B. & M.

Section 33: E 1/2 of the NE 1/4

APN: 1222-00-002-032

PROPERTY 57:

Township 13 North, Range 21 East, M.D.B. & M.

Section 15: Southwest 1/4; South 1/2 of the Northwest 1/4

Section 16: South 1/2 of the Northeast 1/4; Southeast 1/4

Section 21: Northeast 1/4

APN: 1321-00-001-021

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PROPERTY 58:

S 1/2 of SE 1/4 of Section 13, Township 13 North, Range 21 East

APN: 1321-00-001-024

PROPERTY 59:

Township 13 North, Range 21 East, M.D.B. & M.

Section 24: Southwest 1/4 of the Southeast 1/4

APN: 1321-00-002-013

PROPERTY 60:

Township 13 North, Range 21 East, M.D.B. & M.

Section 36: NE 1/4 of the NE 1/4

APN: 1321-00-002-016

Assessor's Parcel Number(s)]1121-00-001-006

1221-00-001-008

1121-00-001-011

1121-00-001-022

1121-00-001-028

1121-00-001-031

1121-00-001-054

1121-00-001-058

1122-00-001-001

1122-00-001-006

1122-00-001-009

1122-00-002-010

1123-00-001-002

1221-00-002-002

1221-00-002-005

1221-00-002-007

1221-00-002-008

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Color Code Yellow

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LEGAL DESCRIPTION PAGE(S): Douglas County Parcels continued

Township 13 North, Range 22 East, M.D.B.&M

Section 4: NE 1/4 of the NE 1/4
Section 8: SW 1/4 of the SE 1/4
Section 9: SE 1/4 of the NW 1/4
Section 10: SW 1/4 of the NW 1/4; and NE 1/4 of the SW 1/4
Section 11: SE 1/4 of the SW 1/4; and NE 1/4 of the NE 1/4
Section 12: NE 1/4 of the NW 1/4
Section 14: SE 1/4 of the SW 1/4; S 1/2 of the SE 1/4
Section 18: S 1/2 of the SW 1/4; S 1/2 of the SE 1/4
Section 19: N 1/2 of the NE 1/4; and SW 1/4 of the NW 1/4
Section 20: SE 1/4; E 1/2 of the NE 1/4; E 1/2 of the SW 1/4; and the S 1/2 of the NW 1/4
Section 21: SW 1/4 of the SW 1/4; NW 1/4 of the SW 1/4; and E 1/2 of the SE 1/4
Section 22: W 1/2 of the SW 1/4
Section 26: SW 1/4 of the NE 1/4
Section 33: W 1/2 of the NW 1/4
Section 34: NW 1/4 of the SW 1/4
Section 35: NE 1/4
Section 27: NW 1/4 of the NE 1/4; NE 1/4 of the NE 1/4; SE 1/4 of the NE 1/4; SW 1/4 of the NE 1/4; SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4; NW 1/4 of the SE 1/4; NE 1/4 of the SE 1/4, S 1/2 of the S 1/2; and NW 1/4 of the SW 1/4
Section 28: N 1/2 of the N 1/2; S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4; and the NE 1/4 of the SE 1/4
Section 29: NE 1/4 of the NE 1/4
Section 34: E 1/2 of the NE 1/4; and the NE 1/4 of the SE 1/4
Section 35: W 1/2 of the SE 1/4

Township 14 North, Range 21 East, M.D.B.&M

Section 16: NE 1/4 of the SW 1/4
Section 23: SW 1/4 of the SE 1/4
Section 25: NW 1/4 of the NE 1/4

Township 14 North, Range 22 East, M.D.B.&M

Section 14: N 1/2 of the SW 1/4; and SE 1/4
Section 15: SW 1/4 of the SW 1/4; E 1/2 of the NW 1/4; NE 1/4 of the SW 1/4; and SW 1/4 of the NE 1/4
Section 16: SW 1/4 of the NW 1/4; NW 1/4 of the SE 1/4
Section 20: NW 1/4 of the NW 1/4; and NE 1/4 of the SW 1/4
Section 22: NE 1/4 of the NW 1/4; NW 1/4 of the NE 1/4; SE 1/4 of the NW 1/4; and NE 1/4 of the SW 1/4
Section 23: NE 1/4 of the NW 1/4
Section 27: SW 1/4 of the SW 1/4

Section 28: N 1/2 of the SE 1/4; and S 1/2 of the NE 1/4

Section 30: NE 1/4 of the SE 1/4

Section 33: E 1/2 of the E 1/2

Section 34: NW 1/4 of the NW 1/4

Township 14 North, Range 23 East, M.D.B.&M

Section 20: NW 1/4 of the NW 1/4

7. WATER RIGHTS DOCUMENTS: Provide copies of proofs, permits, certificates, and State of Nevada Division of Water Resources Summary of Ownership for all water rights being offered.

A full water rights analysis and survey has not yet been completed for these vast holdings. To date, 614 AFA surface irrigation and stock water rights have been identified.

8. AGENCY STATEMENT AND COST ESTIMATE SHEET: The Agency will submit the statement and cost estimate separately to the SNPLMA Division, which will insert it into the nomination package.

9. COMMITMENT LETTERS FOR CASH AND/OR IN-KIND CONTRIBUTIONS:

None.

10. COOPERATING ENTITY STATEMENT

None.

11. NOTIFICATION(S) TO COUNTY GOVERNMENT(S): Douglas County, Page 1



Legacy Land and Water, LLC

P.O. Box 398
Minden, NV 89423

October 29, 2014

Chairman Doug Johnson
Douglas County Board of Commissioners
P.O. Box 218
Minden, NV 89423

RE: Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

Dear Chairman Johnson:

This letter is to advise you that Legacy Land and Water, LLC, is nominating the real property known as the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition in Round 15 of the Southern Nevada Public Land Management Act ("SNPLMA"). Legacy Land and Water, LLC, is the duly authorized representative of the property owner, and is acting with the Owner's full knowledge and consent.

The Bently acquisition is critical to the Bi-State Sage Grouse. A significant portion of the acquisition area is located within the U.S. Fish and Wildlife Service's proposal to designate critical habitat for the Bi-State Distinct Population Segment under the Endangered Species Act, Federal Register, Vol. 78, No. 208, October 28, 2013. Moreover, recent U.S. Geological Survey radio telemetry studies of the seasonal migration patterns of the Bi-State Sage Grouse Distinct Population Segment in the Pine Nut Mountains indicate that this acquisition will contribute significantly to the sustainability of the landscape and connectivity of Bi-State Sage Grouse habitat and Bi-State Sage Grouse migratory corridors in the Pine Nut Mountains.

The Bently parcels also comprise sizable private inholdings within a heavily used recreation area. BLM acquisition of the Bently parcels will provide important connectivity, thereby enhancing public access and outdoor recreation opportunities in the Pine Nut Mountains.

No other private holding exists in this region that is as critical as the Bently acquisition. This monumental opportunity will create a biological and physical environment in which the Bi-State Sage Grouse and the cultural traditions of the Washoe People will be able to survive. Because of the diversity of resources being protected, this acquisition has strong stakeholder and community support.

Dominique M. Etchegoyhen
775-338-9840
dominique@legacylandandwater.com

Jacques Etchegoyhen
775-721-1171
jacques@legacylandandwater.com

NOTIFICATION TO COUNTY GOVERNMENT: Douglas County, Page 2

Douglas County APNs: 1121-00-001-006, 1121-00-001-008, 1121-00-001-011, 1121-00-001-022, 1121-00-001-028, 1121-00-001-031, 1121-00-001-054, 1121-00-001-058, 1122-00-001-001, 1122-00-001-006, 1122-00-001-009, 1122-00-002-010, 1123-00-001-002, 1221-00-002-002, 1221-00-002-005, 1221-00-002-007, 1221-00-002-008, 1221-00-002-009, 1221-00-002-012, 1221-00-002-013, 1221-00-002-015, 1221-00-002-016, 1221-00-002-017, 1221-00-002-040, 1221-00-002-041, 1221-00-002-042, 1221-00-002-043, 1222-00-001-008, 1222-00-001-012, 1222-00-001-013, 1222-00-001-014, 1222-00-001-015, 1222-00-001-024, 1222-00-001-026, 1222-00-001-029, 1222-00-001-030, 1222-00-001-031, 1222-00-001-036, 1222-00-001-041, 1222-00-001-045, 1222-00-001-048, 1222-00-001-055, 1222-00-001-058, 1222-00-001-059, 1222-00-001-061, 1222-00-001-063, 1220-00-001-064, 1220-00-001-066, 1222-00-002-004, 1222-00-002-009, 1222-00-002-025, 1222-00-002-032, 1321-00-001-021, 1321-00-001-024, 1321-00-002-013, 1321-00-002-016, 1322-00-001-007, 1322-00-001-020, 1322-00-001-022, 1322-00-001-023, 1322-00-001-028, 1322-00-001-034, 1322-00-001-039, 1322-00-001-040, 1322-00-001-042, 1322-00-001-043, 1322-00-002-001, 1322-00-002-005, 1322-00-002-017, 1322-00-002-018, 1322-00-002-038, 1322-00-002-041, 1322-00-002-043, 1322-00-002-043, 1322-00-002-059, 1322-00-002-060, 1322-00-002-061, 1322-00-002-062, 1322-00-002-063, 1322-00-002-064, 1322-00-002-065, 1322-00-002-066, 1322-00-002-067, 1421-00-001-003, 1421-00-002-003, 1421-00-002-005, 1422-00-001-005, 1422-00-001-006, 1422-00-001-008, 1422-00-001-009, 1422-00-001-010, 1422-00-002-002, 1422-00-002-007, 1422-00-002-008, 1422-00-002-009, 1422-00-002-012, 1422-00-002-016, 1422-00-002-021, and 1423-00-002-002.

Douglas County Acres: 14,428

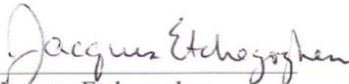
Water Rights: Indeterminate. The Owner is not reserving any water rights.

Acquiring Federal Agency: U.S. Bureau of Land Management

Please do not hesitate to contact us if you have any questions.

Thank you.

Sincerely,


Jacques Etchegoyhen

NOTIFICATION TO COUNTY GOVERNMENT: Carson City, Page 1



Legacy Land and Water, LLC

P.O. Box 398
Minden, NV 89423

October 29, 2014

Mayor Robert Crowell
Carson City Board of Supervisors
City Hall
201N. Carson Street, Suite 2
Carson City, NV 89701

RE: Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

Dear Mayor Crowell:

This letter is to advise you that Legacy Land and Water, LLC, is nominating the real property known as the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition in Round 15 of the Southern Nevada Public Land Management Act ("SNPLMA"). Legacy Land and Water, LLC, is the duly authorized representative of the property owner, and is acting with the Owner's full knowledge and consent.

The 15,507-acre Bently acquisition is critical to the Bi-State Sage Grouse. A significant portion of the acquisition area is located within the U.S. Fish and Wildlife Service's proposal to designate critical habitat for the Bi-State Distinct Population Segment under the Endangered Species Act, Federal Register, Vol. 78, No. 208, October 28, 2013. Moreover, recent U.S. Geological Survey radio telemetry studies of the seasonal migration patterns of the Bi-State Sage Grouse Distinct Population Segment in the Pine Nut Mountains indicate that this acquisition will contribute significantly to the sustainability of the landscape and connectivity of Bi-State Sage Grouse habitat and Bi-State Sage Grouse migratory corridors in the Pine Nut Mountains.

The Bently acquisition is also vital to the Washoe Tribe. The entire acquisition area is within the recommended Tagim asa Cultural ACEC, and will conserve, preserve, and restore cultural resources of the Washoe Tribe.

Finally, the Bently parcels comprise sizable private inholdings within a heavily used recreation area. BLM acquisition of the Bently parcels will provide important connectivity, thereby enhancing public access and outdoor recreation opportunities in the Pine Nut Mountains.

No other private holding exists in this region that is as critical as the Bently acquisition. This monumental opportunity will create a biological and physical environment in which the Bi-State Sage Grouse and the cultural traditions of the Washoe People will be able to survive. Because of the diversity of resources being protected, this acquisition has strong stakeholder and community support.

Dominique M. Etchegoyhen
775-338-9840
dominique@legacylandandwater.com

Jacques Etchegoyhen
775-721-1171
jacques@legacylandandwater.com

NOTIFICATION TO COUNTY GOVERNMENT: Carson City, Page 2

Total Acres: 15,507
Carson City Acres: 904
Carson City APNs: 010-301-06 and 010-301-10
Water Rights: Indeterminate. The Owner is not reserving any water rights.
Acquiring Federal Agency: U.S. Bureau of Land Management

Please support this acquisition, and please do not hesitate to contact us if you have any questions.

Thank you.

Sincerely,



Dominique M. Etchegoyhen

NOTIFICATION TO COUNTY GOVERNMENT: Lyon County, Page 1



Legacy Land and Water, LLC

P.O. Box 398
Minden, NV 89423

October 29, 2014

Chairman Joe Mortensen
Lyon County Board of Commissioners
27 S. Main Street
Yerington, NV 89447

RE: Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

Dear Chairman Mortensen:

This letter is to advise you that Legacy Land and Water, LLC, is nominating the real property known as the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition in Round 15 of the Southern Nevada Public Land Management Act ("SNPLMA"). Legacy Land and Water, LLC, is the duly authorized representative of the property owner, and is acting with the Owner's full knowledge and consent.

The Bently acquisition is critical to the Bi-State Sage Grouse. A significant portion of the acquisition area is located within the U.S. Fish and Wildlife Service's proposal to designate critical habitat for the Bi-State Distinct Population Segment under the Endangered Species Act, Federal Register, Vol. 78, No. 208, October 28, 2013. Moreover, recent U.S. Geological Survey radio telemetry studies of the seasonal migration patterns of the Bi-State Sage Grouse Distinct Population Segment in the Pine Nut Mountains indicate that this acquisition will contribute significantly to the sustainability of the landscape and connectivity of Bi-State Sage Grouse habitat and Bi-State Sage Grouse migratory corridors in the Pine Nut Mountains.

The Bently parcels also comprise sizable private inholdings within a heavily used recreation area. BLM acquisition of the Bently parcels will provide important connectivity, thereby enhancing public access and outdoor recreation opportunities in the Pine Nut Mountains.

The Bently acquisition achieves several objectives of the Lyon County Comprehensive Master Plan, including Policy NR 2.1, which provides that the county will work to protect critical habitat that is necessary to maintain viable wildlife populations.

Dominique M. Etchegoyhen
775-338-9840
dominique@legacylandandwater.com

Jacques Etchegoyhen
775-721-1171
jacques@legacylandandwater.com

NOTIFICATION TO COUNTY GOVERNMENT: Lyon County, Page 2

Lyon County APNs: 014-021-007, 014-021-008, and 014-021-009.
Lyon County Acres: 376
Water Rights: Indeterminate. The Owner is not reserving any water rights.
Acquiring Federal Agency: U.S. Bureau of Land Management

Please do not hesitate to contact us if you have any questions.

Thank you.

Sincerely,



Jacques Etchegoyhen

12. COPY OF DELIVERY RECEIPT(S): Douglas County

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><i>Chairman Doug Johnson</i> <i>Douglas County Board of Commissioners</i> <i>PO Box 218</i> <i>Minden NV 89423</i></p>		<p>B. Received by (Printed Name) <i>E Dombrowski</i></p>	<p>C. Date of Delivery <i>10-29-14</i></p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>7014 0510 0002 0499 8206</p>	

PS Form 3811, July 2013 Domestic Return Receipt

COPY OF DELIVERY RECEIPT(S): Carson City

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X </p>	
		B. Received by (Printed Name)	C. Date of Delivery
		Rachael Porcari	10/30/14
1. Article Addressed to:		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Mayor Robert Crowell Carson City Board of Supervisors 201 N. Carson Street, St # 2 Carson City NV 89201		3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7014 0510 0002 0499 8183	
PS Form 3811, July 2013		Domestic Return Receipt	

COPY OF DELIVERY RECEIPT(S): Lyon County

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>RENO NV 895</p> <p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>[Signature]</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>Lucille Adams</i> <i>10/30/14</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p><i>Chairman Montensen</i> <i>Lyon County Board of Commissioners</i> <i>27 S. Main Street</i> <i>Yerington, NV 89447</i></p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7014 0510 0002 0499 8190</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

PS Form 3811, July 2013 Domestic Return Receipt

13. PHOTOGRAPHS

OVERLOOKING VAST BENTLY LANDS AND ARCHEOLOGICAL SITE



ASPEN GROVE RIPARIAN AREA



HIGH MOUNTAIN MEADOW



CULTURAL SITE



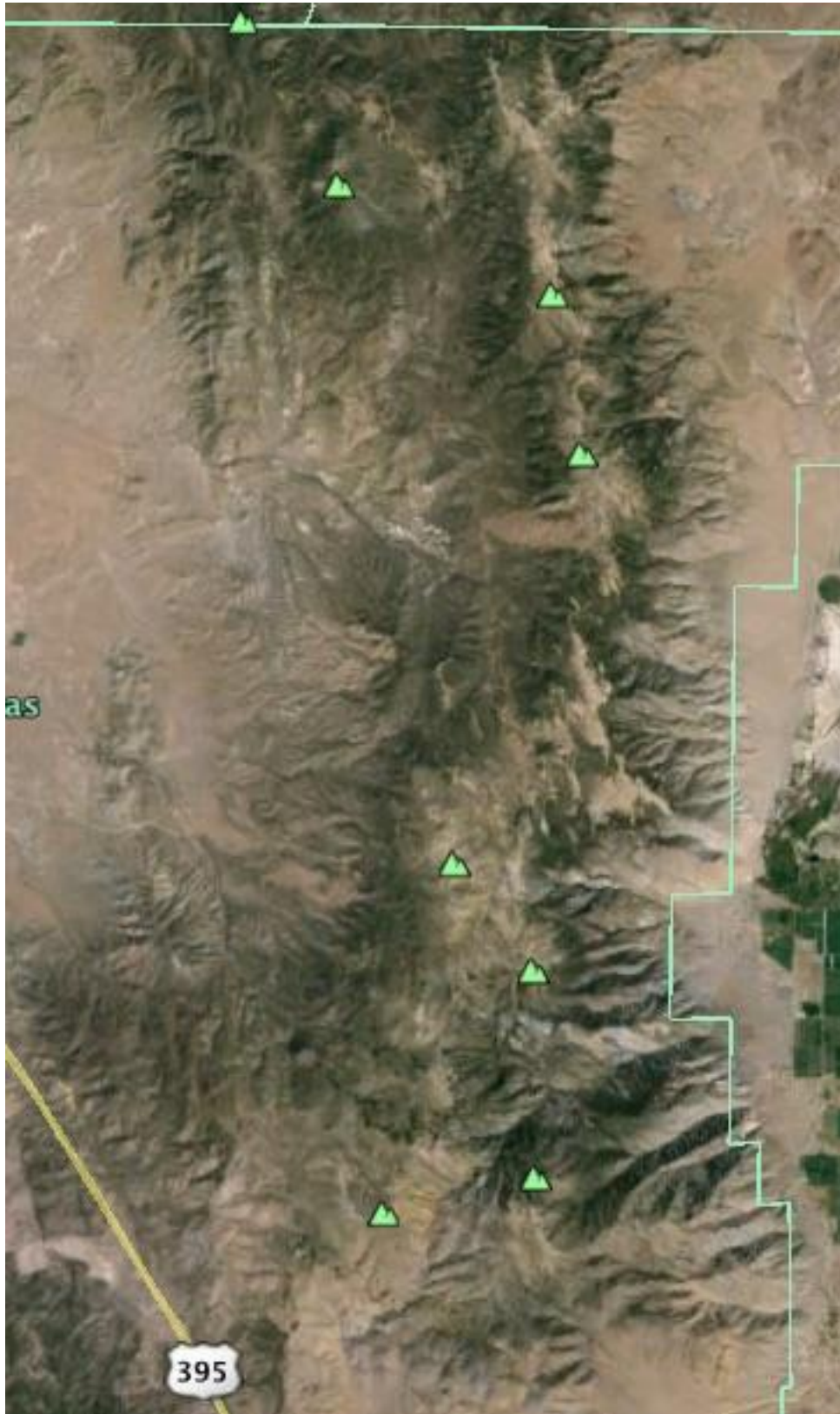
POND AND RIPARIAN HABITAT



MEADOWS AND ROCK FORMATION

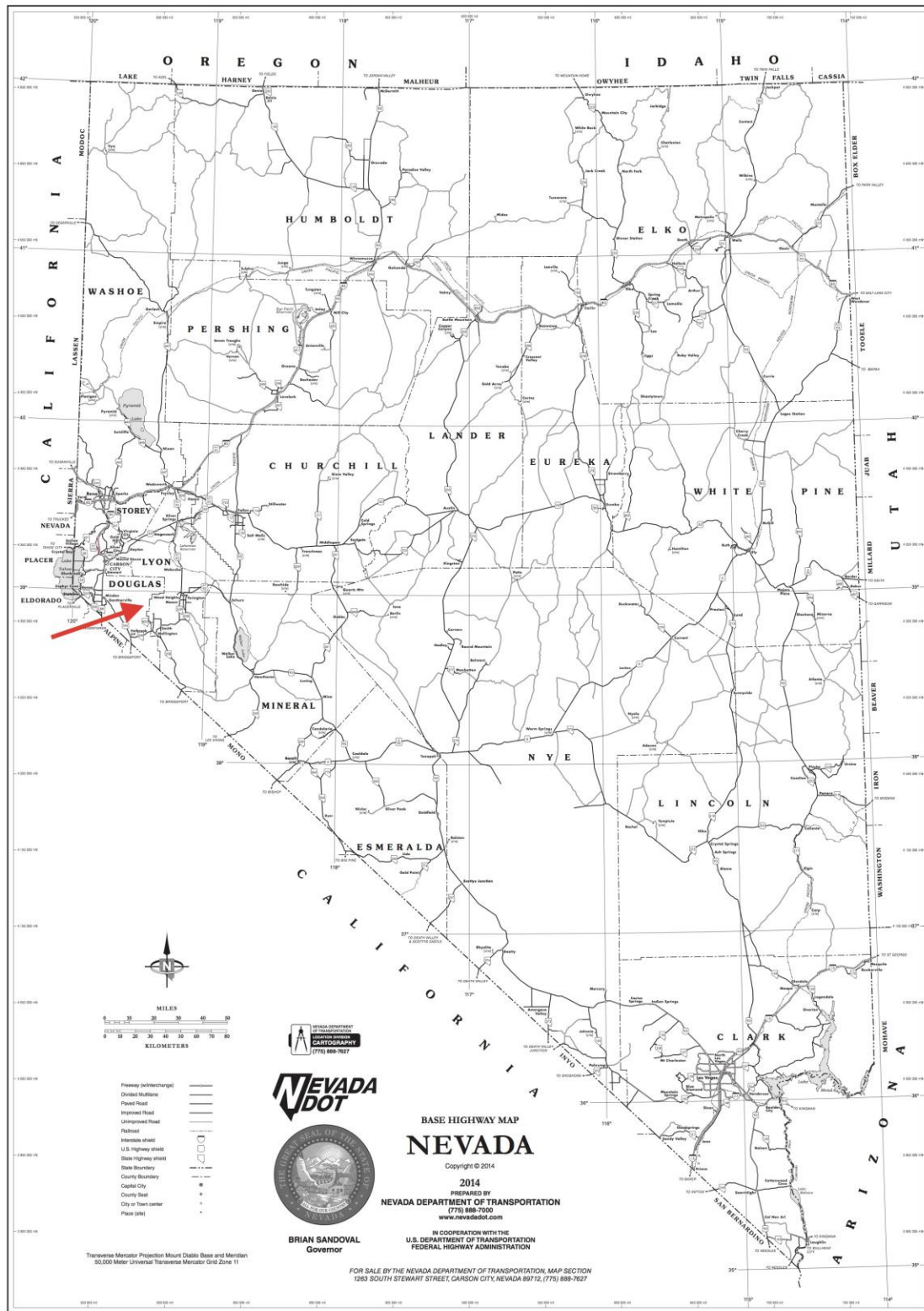


14. AERIAL PHOTOGRAPH: Of Bently properties in Pine Nut Mountains: Google Earth



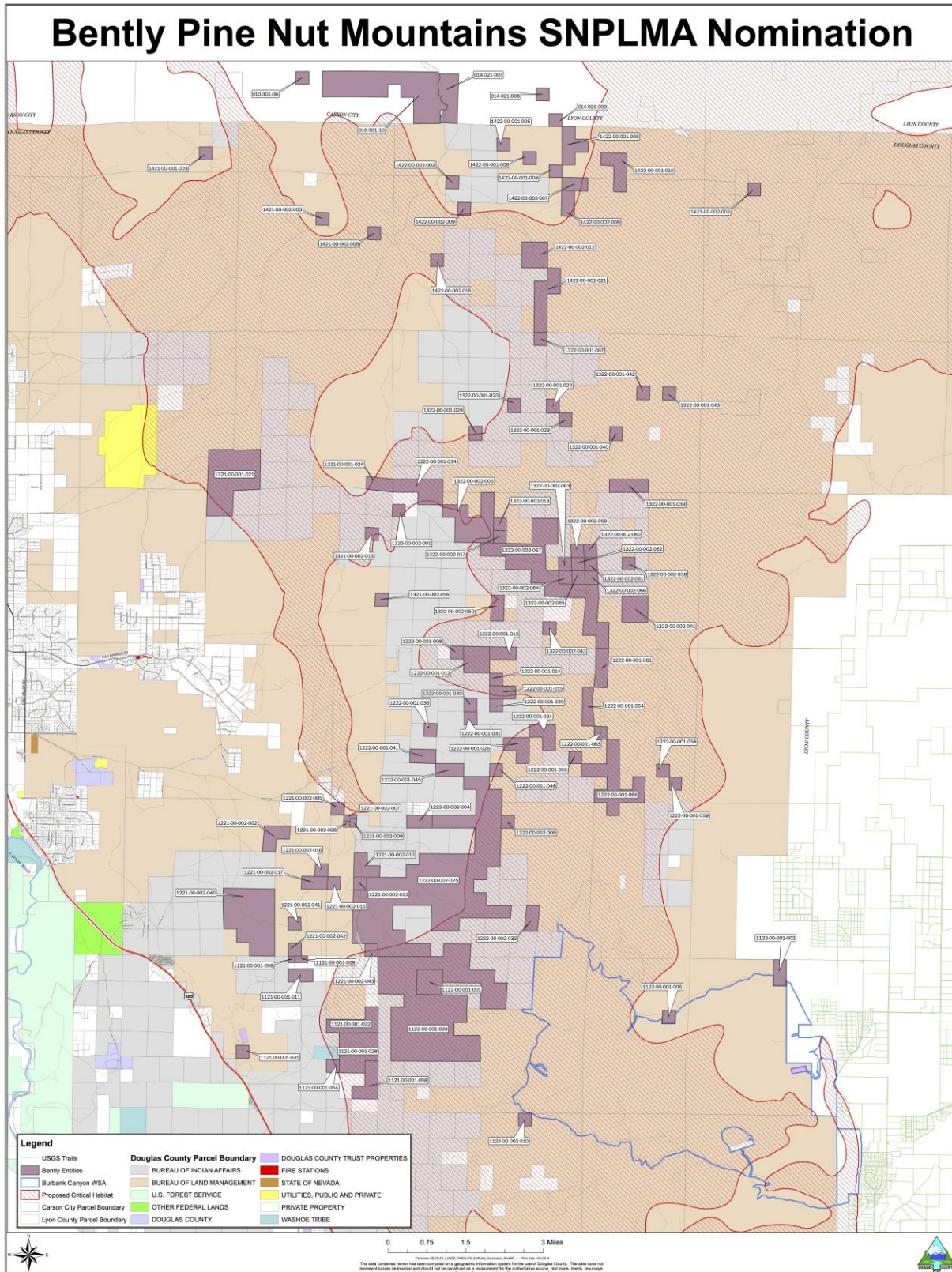
Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition
Environmentally Sensitive Land Acquisition, SNPLMA Round 15

15. STATE MAP:



Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition
 Environmentally Sensitive Land Acquisition, SNPLMA Round 15

16. LOCATION MAP, 17. PARCEL MAP, and 18. MAP SUPPORTING DRAFT STRATEGIC VALUES:



Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition
Environmentally Sensitive Land Acquisition, SNPLMA Round 15

19. SUPPORT LETTERS:



Carson Valley Trails Association

P.O. Box 222
Minden, NV 89423

October 26, 2014

Dominique Etchegoyhen
Legacy Land and Water, LLC
PO Box 398
Minden NV 89423

Re: Letter of Support for the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

The Carson Valley Trails Association supports the nomination of the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat acquisition. This acquisition of over 15,000 acres would help consolidate lands in the Pine Nut Range and secure open space, native landscapes, wildlife habitat and public access.

This acquisition would help preserve the rugged character and natural landscape of the surrounding Carson Valley. The presence of open space lands is an amenity that is highly sought after by residents who live here and those who visit here, adding to the quality of life in the region.

This sizeable acreage would also provide greater continuity and linkage of public lands for potential recreational access. One recreational opportunity that could benefit is the potential Carson Valley Discovery Trail that would be able to wind through a public corridor in this area.

This nomination provides a number of benefits to both the natural landscape and the general public, and is highly supported by the Carson Valley Trails Association.

Barb Wilson & Melissa Shaw Granat

Barb Wilson and Melissa Shaw Granat
Co-Presidents, Carson Valley Trails Association

SUPPORT LETTERS:



THE NATURE CONSERVANCY

Northern Nevada Office Southern Nevada Office
One East First Street, #1007 915 E. Bonneville Avenue
Reno, NV 89501 Las Vegas, NV 89101

Tel 775-322-4990 Tel 702-737-8744
Fax 775-322-5132 Fax 702-737-5787

October 28, 2014

Jacques Etchegoyhen
Legacy Land and Water
P.O. Box 398
Minden, Nevada 89423

Dear Jacques:

The Nature Conservancy strongly supports the nomination of 15,507 privately-owned acres for acquisition by the Bureau of Land Management in the Pine Nut Mountains with funding from the Southern Nevada Public Lands Management Act (SNPLMA) – the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition. The Pine Nut Mountains include core habitat for the Bi-State population of the Greater Sage Grouse. Recent studies provide evidence that acquisition of this land will contribute significantly to the connectivity of Bi-State Sage Grouse habitat and Bi-State Sage Grouse migratory corridors in the Pine Nut Mountains. This acquisition should better consolidate conservation management for this species.

Acquisition of this 15,507-acre area is also vital to the Washoe Tribe. The entire acquisition area is within the recommended Tagimasa Cultural ACEC, and will preserve and restore cultural resources of the Washoe Tribe.

The Pine Nuts area is also a very popular recreation area for residents and visitors to Carson City and Douglas County. BLM acquisition of these parcels will provide important connectivity, thereby enhancing public access and outdoor recreation opportunities in the Pine Nut Mountains. Some of these privately-held parcels are adjacent to the boundaries of Burbank Canyons Wilderness.

Thanks you for nominating this property for acquisition by the BLM. We hope the SNPLMA Executive Committee gives the highest level of consideration to this nomination.

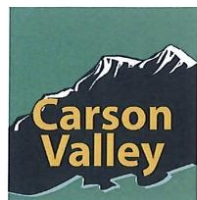
Sincerely,

Chris Fichtel
Eastern Sierra Nevada Program Director

WORLDWIDE OFFICE • The Nature Conservancy • 4245 North Fairfax Drive, #100 • Arlington, VA 22203 • Tel 703-841-5300

on recycled printed paper

SUPPORT LETTERS:



**Chamber
of Commerce**



October 27, 2014

To Whom It May Concern,

On behalf of the Carson Valley Chamber of Commerce, I'd like to express our strong support for the efforts of the Bently Family Limited Partnership to allow acquisition of a number of their holdings totaling in excess of 15,000 acres by the Bureau of Land Management. It is our understanding that the funds required to acquire the parcels would come from the Southern Nevada Public Land Management Act. We feel this is an ideal application of those funds.

The parcels in question would provide significant connectivity to lands already managed by the Bureau and improve public access and recreation opportunities dramatically. In addition, a number of the Bently parcels are inside the area of the US Fish & Wildlife Service's proposed critical habitat area for the Bi-State Distinct Population Segment of Sage Grouse in the USFWS ESA proposal. Acquiring these lands would greatly alleviate the impact from the proposed listing.

We feel those two factors are significant enough to warrant the expenditure of the SNPLMA funds. Thank you for your attention to this matter.

Sincerely,

William Chernock
Executive Director
On Behalf of the Board of Directors

1477 US Highway 395 North, Gardnerville, NV 89410
775.782.8144 Fax: 775.782.1025 www.carsonvalleynv.org



BOARD OF COMMISSIONERS

1594 Esmeralda Avenue, Minden, Nevada 89423

James R. Nichols
COUNTY MANAGER
775-782-9821

COMMISSIONERS:
Doug N. Johnson, CHAIRMAN
Nancy McDermid, VICE-CHAIRWOMAN
Greg Lynn
Lee Bonner
Barry Penzel

November 6, 2014

Leon Thomas
Bureau of Land Management
Sierra Front Field Office
5665 Morgan Mill Road
Carson City, NV 89701

RE: Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

Dear Mr. Thomas:

It has come to the attention of Douglas County, Nevada, that the BLM is considering acquiring a property known as the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition. Please know that Douglas County endorses this acquisition.

As you know, the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition is critical to the Bi-State Sage Grouse, and will contribute significantly to landscape sustainability and connectivity of habitat and migratory corridors in the Pine Nut Mountains. Douglas County believes the Bently acquisition is the single greatest action the BLM could take in Douglas County to help alleviate the potential listing of the Bi-State Sage Grouse under the Endangered Species Act. Moreover, the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition is of great import to continued recreation in the Pine Nut Mountains, as these inholdings will enhance public access and provide important recreational connectivity that does not exist today.

The Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition achieves numerous Douglas County's Master Plan Goals, including the following:

Goal 5.16 - To create a system of open space areas and linkages throughout the county that protects the natural and visual character of the county, provides contiguous wildlife corridors, and provides for appropriate active and passive recreational uses.

Goal 5.19 - To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.

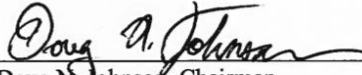
Goal 9.01 - To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity, now and in the future.

Goal 10.02 - Retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development

Mailing Address: P.O. Box 218, Minden, NV 89423

Thank you for your favorable consideration of Douglas County's support for the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition. This acquisition is crucial to Douglas County's local environment, economy, and residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug N. Johnson", written over a horizontal line.

Doug N. Johnson, Chairman
Board of Commissioners
Douglas County

j/Granahan/Misc/BLM Nov 6 2014 SNPLMA Round 15



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Ms. Libby White
SNPLMA Land Acquisition Program Manager
SNPLMA Division
BLM Southern Nevada District Office
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

November 6, 2014

Re: Support for the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition

Dear Ms. White,

On behalf of the Carson City, I would like to express our support and request your uppermost consideration for the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition.

The size and expanse of this acquisition, consisting of several in-holdings surrounded by public land and located across three counties, is an amazing opportunity to provide multiple benefits to the region. Public ownership and landscape-level management by the Bureau of Land Management will assist in the preservation of critical habitat for the Bi-State Sage Grouse, conservation and restoration of cultural resources for the Washoe Tribe of Nevada and California, and enhancement of public access and outdoor recreation opportunities in the Pine Nut Mountains.

As you may be aware, SNPLMA funding has been awarded towards other land acquisitions throughout Carson City. Our community is grateful for these opportunities, and therefore we continue to encourage your favorable recommendation for the Bently Pine Nut Mountains Bi-State Sage Grouse Critical Habitat Acquisition.

Sincerely,

Nick Marano
City Manager

cc: Board of Supervisors
Roger Moellendorf, Parks and Recreation Director
Ann Bollinger, Open Space Administrator

CITY MANAGER'S OFFICE • 201 North Carson Street, Suite #2 • 89701 • (775) 887-2100
Fax: (775) 887-2286 • e-mail: cceo@carson.org

